

076.0

0003

0010.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
914,400 / 914,400

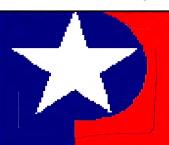
APPRaised:

USE VALUE:

ASSESSED:

914,400 / 914,400

914,400 / 914,400


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
22		BAKER RD, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1: KAPLAN DAVID S & JESSICA C	
Owner 2:	
Owner 3:	

Street 1: 22 BAKER RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: HENDREN BRADLEY T -

Owner 2: HENDREN SARA JANE -

Street 1: 22 BAKER RD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains 11,264 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Vinyl Exterior and 2424 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11264		Sq. Ft.	Site		0	70.	0.67	12									530,545						530,500	

**IN PROCESS APPRAISAL SUMMARY**

Legal Description										User Acct
										48022
GIS Ref										
GIS Ref										
Insp Date										10/08/18

**USER DEFINED**

Prior Id # 1:	48022
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT	Date Time
	12/10/20 21:07:06
LAST REV	Date Time
	02/12/19 12:51:08
ekelly	
6327	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID										TAX DISTRICT		PAT ACCT.								
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes											
HENDREN BRADLEY	59404-434		6/28/2012		637,000	No	No													
VIOLA RAYMOND A	53124-472		7/1/2009		542,800	No	No													
	12434-241		5/16/1973		35,000	No	No	N												

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
4/28/2016	530	New Wind	5,950	O				replace 3 skylight	10/8/2018	MEAS&NOTICE	HS	Hanne S					
7/9/2003	552	Siding	21,000					new windows also	9/28/2012	MLS	EMK	Ellen K					
3/14/2002	154	Re-Roof	5,750	C					3/20/2009	Inspected	189	PATRIOT					
									12/19/2008	Measured	163	PATRIOT					
									10/8/2008	MEAS&NOTICE	HS	Hanne S					
									6/22/2005	Permit Visit	BR	B Rossignol					
									3/11/2004	External Ins	BR	B Rossignol					
									11/17/1999	Inspected	267	PATRIOT					
									11/8/1999	Mailer Sent							

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>												
Type:	5 - Cape			Full Bath:	2	Rating:	Good	A Bath:								12	WDK							
Sty Ht:	1T - 1 & 3/4 Sty			3/4 Bath:											5	15	10							
(Liv) Units:	1	Total: 1		A 3QBth:																				
Foundation:	1 - Concrete			1/2 Bath:																				
Frame:	1 - Wood			A HBth:																				
Prime Wall:	4 - Vinyl			OthrFix:																				
Sec Wall:			%																					
Roof Struct:	1 - Gable																							
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Good	1st Res Grid	Desc: Line 1			# Units: 1												
Color:	GRAY			A Kits:				Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O				
View / Desir:				Fpl:	1	Rating:	Good	Other																
<b>GENERAL INFORMATION</b>				WSFlue:				Upper																
Grade: C - Average								Lvl 2																
Year Blt:	1960	Eff Yr Blt:						Lvl 1																
Alt LUC:			Alt %:					Lower																
Jurisdct:			Fact: .					Totals	RMs:	7	BRs:	3	Baths:	2	HB									
Const Mod:																								
Lump Sum Adj:																								
<b>INTERIOR INFORMATION</b>					<b>DEPRECIATION</b>																			
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.6	%	Exterior:	No Unit	RMS	BRs	FL												
Prim Int Wall:	1 - Drywall			Functional:				Interior:	1	7	3													
Sec Int Wall:			%	Economic:				Additions:																
Partition:	T - Typical			Special:				Kitchen:																
Prim Floors:	3 - Hardwood			Override:				Baths:																
Sec Floors:	4 - Carpet	50	%	Total:	4.6	%	Plumbing:																	
Bsmnt Flr:	4 - Carpet							Electric:																
Subfloor:								Heating:																
Bsmnt Gar:	1							General:																
Electric:	3 - Typical																							
Insulation:	2 - Typical																							
Int vs Ext:	S																							
Heat Fuel:	2 - Gas																							
Heat Type:	3 - Forced H/W																							
# Heat Sys:	1																							
% Heated:	100			% AC:																				
Solar HW:	NO			Central Vac:	NO																			
% Com Wall			% Sprinkled:																					
<b>MOBILE HOME</b>				Make:			Model:			Serial #:				Year:			Color:							
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 076.0-0003-0010.A												<b>IMAGE</b>								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		<b>AssessPro Patriot Properties, Inc</b>				
More: N	Total Yard Items:				Total Special Features:								Total:											